

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Linda S. Batchelder
Ralph T. Batchelder Jr.

Debtors

CHAPTER 7

Towd Point Mortgage Trust 2019-3, U.S. Bank National
Association, as Indenture Trustee

Movant

NO. 20-11259 ELF

vs.

11 U.S.C. Section 362

Linda S. Batchelder
Ralph T. Batchelder Jr.

Debtors

Gary F. Seitz

Trustee

ORDER

AND NOW, this 28th day of May, 2020 at Philadelphia, upon failure of Debtors and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: the Motion for Relief from the Automatic Stay is GRANTED and the automatic stay under 11 U.S.C. section 362 is **MODIFIED** with respect to the subject premises located at 1745 West Marshall, Norristown, PA 19403 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



**ERIC L. FRANK
U.S. BANKRUPTCY JUDGE**